

**The Town of Selbyville
Planning and Zoning Commission
Minutes of Meeting January 20, 2021**

The meeting was called to order by Councilman Richard Duncan at 4 o'clock p.m. Also in attendance were Chairman Jay Murray, Mike Doyle, Mike West, Ken Madara and Town Manager Stacey Long.

The meeting was properly posted.

It is noted in the Minutes that Jay Murray recused himself from the first two items on the Agenda.

The first item on the Agenda was a request from Saltwater Landing to revise their Site Plan to eliminate the north-south walking path. Saltwater Landing is a Residential Planned Community located at the easterly corner of Lighthouse and Hudson Roads. Developer Daniel Bunting stated that there is already a proposed sidewalk that runs the perimeter of the property. In reviewing the plans, they decided the north-south walking path was a potential privacy issue and an HOA maintenance issue that could be avoided. They are, however, keeping the east-west interior walking path. Members of the committee reviewed the plans. Mike West made a motion to approve the request from Saltwater Landing to eliminate the north-south walking path from their Site Plan. Motion seconded by Mike Doyle and carried by all. Chairman Murray abstained from the vote. **It is the recommendation of the Planning and Zoning Commission that the Mayor and Council approve this request.**

The second item on the Agenda was a request from Atlantic Lakes for a Record Plan revision to change townhouse units to Duplex Buildings. Atlantic Lakes is a Residential Planned Community located at the westerly corner of Lighthouse and Hudson Roads. Pret Dyer, a member of Selbyville W LLC, and engineer Mark Davidson were in attendance. Mr. Dyer stated that the request is to change the proposed 53 townhouse units to 53 duplex units. The new layout would include twenty-five (25) two (2) unit buildings and one (1) three (3) unit building. Mr. Davidson stated that the original plan showed two, three and four unit buildings. The new plan separates the quad units into two units, with one triple unit. Councilman Duncan introduced a letter from Davis, Bowen & Fridel, the town's engineering firm, confirming they have reviewed the revision and recommend approval of the revised plat and construction plans. Mr. Dyer confirmed that Ryan Homes is the builder. Mr. Davidson stated that the duplexes will be 28 feet by 60 feet and he advised that garages will be in the middle of the duplexes to accommodate more windows in the family rooms at the end of the buildings. Mr. Dyer also requested that garage trellises be used as the offset, a request he stated Ryan Homes was granted in Lighthouse Lakes. Ken Madara made a motion to approve the request from Atlantic Lakes to change townhouse units to duplex buildings. Motion seconded by Mike Doyle and carried by all. Mike West made a motion to approve the request for garages to be moved to the center of the buildings and for the trellis that separates the garages to be used as the offset. Motion seconded by Mike Doyle and carried by all. Chairman Murray abstained from both votes. **It is the recommendation of the Planning and Zoning Commission that the Mayor and Council approve this request.**

The third item on the Agenda was a warehouse and trailer parking addition by Mountaire Farms. Ariel Jovan, an engineer with Mountaire Farms, presented the project. He stated that the plans have already been reviewed and approved by DNREC, the Conservation District, and Davis, Bowen & Fridel, the town's engineer. He stated that the attempt is to increase parking facilities for their 1,000+ employees. They currently have 562 parking spaces. Mountaire would like to add an additional 122 employee parking spaces along Railroad Avenue. Mr. Jovan confirmed that they are not asking to expand as Mountaire already owns the property. The new lot would be fenced, lighted and paved with asphalt. Additionally, Mr. Jovan stated that Mountaire would like to add 52 new spaces for trailer parking behind the existing trailer lot. It would be a concrete, uncovered lot. Mr. Jovan stated that the goal is to eliminate employee parking on town streets. Stacey Long referenced a letter from Davis, Bowen & Fridel confirming they have reviewed the project and recommend approval. The Committee was concerned about the parking lot on Duke Street. Jay Griffith hopes to eventually decrease the use of that lot. Parking in Antique Junction was also addressed. Jay Griffith stated that the trailers in the new lot would be empty units as it is not a secure area. Mike West agreed that additional employee parking is needed and all committee members were in favor of additional parking within the footprint of the plant. There was concern about the congested traffic pattern onto Hosier Street at shift change. Mr. Griffith stated that the Selbyville Police contracted with Mountaire help direct traffic in the afternoons. He also stated that he has suggested an 18 minute delay between shifts to try to alleviate some of the congestion. Councilman Duncan made a motion to approve the parking additions proposed by Mountaire. Motion seconded by Ken Madara and carried by all. **It is the recommendation of the Planning and Zoning Commission that the Mayor and Council approve this request.**

The last item on the Agenda was to review and discuss Chapter 184 – Vehicles and Traffic – and to address on-street parking concerns within subdivisions. The Code currently allows parking on both sides of the street in subdivisions. Stacey Long advised that Mill Pond, for instance, has wide streets and there are no issues within that development. She does, however, get frequent complaints from residents in Barkley Estates, Sandy Branch and Buntings Mill. Not only are the complaints about excessive vehicle parking, she stated that she also gets complaints about campers, land scape trailers and enclosed trailers being parked for long periods of time, some even year round. She stated that she has looked through codes from other towns and some address it in a broad “No on-street parking of landscaping trailers, tractor trailers, RV trailers” statement. §184-1. Restricted parking is already addressed in our code. Stacey advised that the streets with the problems could also be added to the existing ordinance. Councilman Duncan recommended adding the subdivision by name rather than adding street names. He lives in Barkley Estates and said getting fire apparatus down the streets would be an issue because of the excessive on-street parking in that particular development. Stacey added that it won't be an issue in the new developments because of off-street parking requirements and the addition of overflow and Storage/Recreation lots. If not listed in §184-1. Restricted parking of the town Code, on-street parking is allowed. Mike West stated that the safest thing is not to allow any on-street parking. Ken Madara agreed that the older streets in town are too narrow for on-street parking. When discussing the issue with Chief Collins, Stacey was advised that the only parking restrictions the police can enforce are the ones specifically listed in the Code. Councilman Duncan made a motion to include street widths less than 28 feet in §184-5. Two-hour parking;

overnight parking. Motion seconded by Mike West and carried by all. **It is the recommendation of the Planning and Zoning Commission that the Mayor and Council approve this recommendation.**

The Committee also asked Stacey to further investigate how other towns address landscape trailers, tractor trailers and RV trailers in their ordinances and will continue the discussion at the next meeting.

There being no further business to discuss, Mike West made a motion to adjourn the meeting. Motion seconded by Ken Madara and carried by all.